

**DEVELOPMENT ASSESSMENT PANEL  
MINUTES OF MEETING HELD ON 21 JULY 2003  
COMMENCING AT 11:40 AM  
IN THE GOOLWA COUNCIL CHAMBERS, CADELL STREET, GOOLWA**

**PRESENT**

Councillors A Woolford, R Potter, M Beckett,  
G Connor, D Banks (Director Technical  
Services), D Commerford (Director  
Environmental Services).

**APOLOGIES**

Councillor P Reedman.

**IN ATTENDANCE**

G West, M Dancis, B Green (Planners),  
V Harvey (Personal Assistant Environmental  
Services)

**ITEM 1. CONFIRMATION OF MINUTES**

Minutes of the Alexandrina Council Development Assessment Panel held on Monday 7<sup>th</sup> July 2003.

**RECOMMENDATION**

Moved D Commerford seconded Cr Potter that the minutes of the Alexandrina Council Development Assessment Panel held on Monday 7<sup>th</sup> July 2003 as circulated to members be received as a true and accurate record.

**CARRIED**

Moved Cr Connor seconded Cr Beckett that if a member of the Development Assessment Panel is going to be an apology from a meeting it is their responsibility to organise a proxy to act in that position for that particular meeting.

**CARRIED**

ITEM 2. DEVELOPMENT APPLICATIONSITEM 3. DEVELOPMENT APPLICATIONS - NON-COMPLYING

## 3.1 WSC Bagley &amp; MM Danieli - 455/D549/03

SUMMARY TABLE

Date of Application	15.04.03
Subject Land	Section 2838 Lake Road Milang
Assessment No.	
Relevant Authority	Alexandrina Council
Planning Zone	Flood Zone
Nature of Development	Land Division – To create 5 allotments
Type of Development	Non-complying
Public Notice	N/A
Referrals	DAC
Internal referral	Tech Services and EHO
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	10.07.03
Recommendation	Refusal
Originating Officer	Mikelis Dancis

ESD IMPACT/BENEFIT

- Environmental**

Creation of five additional allotments will attract future development for rural living purposes, and place pressure on the flood prone land, impede flood waters, may worsen conditions and impact on ecological systems and habitat in the locality. Any development would generate waste and effluent which would need to be disposed outside the zone.
- Social**

The "creation" of five allotments in the flood zone may endanger life and property. Development in this locality may require community services that may be difficult to provide in a satisfactory manner in the event of a major flood.

.../cont.

### 3.1 WSC Bagley & MM Danieli – 455/D549/03 (Continued)

- **Economic** Economic benefits accrue to the applicant who will have the opportunity to develop the lakeside allotments contrary to the Objectives for the zone to restrict development recognising the hazards associated with flood events, in particular minimising the erection of structures and changes to existing natural ground levels.

In April 2003, Council received the application and a report from Development Assessment Commission (DAC) advising that the proposal was non-complying kind of development.

The proposal is to create five allotments ranging from 3843sq m to 3869sq m in size at the southern end of Section 2838, HD Bremer (CT 5285/35) fronting Lake Road, Milang, located in the Flood Zone. The back boundary of the allotments is 3m from the existing power line traversing the section.

**It was agreed by consensus that the Development Assessment Panel defer Development Application 455/D549/03.**

**AGREED BY CONSENSUS**

### 3.2 W Barton & Others - 455/D576/03

Councillor Woolford, the Presiding Member, welcomed Mr C Rowe at 11:47 a.m. who gave a brief overview of the proposal and answered questions from the Panel.

#### **SUMMARY TABLE**

Date of Application	26.06.03
Subject Land	Barton Road, Hindmarsh Island. 10 Parcels of land
Assessment No.	
Relevant Authority	Alexandrina Council
Planning Zone	Rural Waterfront (HI) Conservation(HI) General Farming (HI)
Nature of Development	Land Division
Type of Development	Non- Complying
Public Notice	
Referrals	DAC
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	10.07.03
Recommendation	Refusal
Originating Officer	Mikelis Dancis

#### **ESD IMPACT/BENEFIT**

- Environmental**      re alignment of boundaries of the larger allotments will not create environment impacts for the land use will not change. However the two smaller waterfront allotments and roadway will attract intensification of land use and impact on the sensitive lakeside vegetation and habitat.
- Social**                      The "creation" of two waterfront allotments will add to the linear creep of residential development along the water, alienating land from public use. Land to the south would be transferred to the Minister for Environment at no cost to the public enjoyment.

.../cont.

### 3.2 W Barton & Others – 455/D576/03 (Continued)

- **Economic** Benefits accrued to the applicant who will have the potential to develop the waterfront allotments contrary to the Objectives for the zone regarding the retention of farming uses. The applicant would also be able to purchase additional land to consolidate farming unit. Benefit to the community is the transfer of land to the Minister and increase the size of the adjoining conservation park, be it marginal.

The subject land consisting of ten contiguous parcels of land which are held in separate ownership and collectively form a contiguous group of allotments. The application seeks to re-align the boundaries without increasing the number of titles.

**DAP92 Moved Cr Connor seconded D Banks that the Development Assessment Panel refuse DA 455/D576/03, lodged by Lada Veska, Surveyor, on behalf of W Barton & others, for a Land Division to re-align boundaries, detailed in Amended Plan Ref. G 23047, dated 6 June 2003.**

**Reasons for refusal:**

**The proposal is seriously at variance with  
Council Wide Part C - Port Elliot and Goolwa  
Objective 14, PDCs 17,33,73  
Rural Waterfront (HI) Zone  
Objectives 1,2 and PDCs 2,8,9,18**

**CARRIED**

Councillor Woolford, the Presiding Member, thanked Mr C Rowe for his overview of the proposal at 12:05 p.m.

### 3.3 L Veska / CN & JL Crabtree - 455/9588/03

Councillor Woolford, the Presiding Member, welcomed Mr and Mrs Crabtree at 12:06 p.m. who were prepared to answer any questions from the panel on the proposal.

#### SUMMARY TABLE

Date of Application	26.06.03
Subject Land	Lot 2 Island View Drive Clayton
Assessment No.	
Relevant Authority	Alexandrina Council
Planning Zone	Waterfront
Nature of Development	Land Division Creating 1 Extra Lot
Type of Development	Non- Complying
Public Notice	Category 3
Date last inspected	15 <sup>th</sup> July 2003
Recommendation	Proceed with Assessment
Originating Officer	Ben Green

#### ESD IMPACT/BENEFIT

- Environmental Potential impact on the lake with an increase in density and the potential for another dwelling site( with the associated increase in stormwater/wastes).Close to a waterway and wetlands.
- Social The impact on adjoining landowners in the Country Township Zone with the potential loss of views if another dwelling is constructed on the title.
- Economic Benefit to existing owners due to increase in land value and potential sale of additional allotment.

Under Principle of Development Control 12 of the Waterfront Zone in the Alexandrina Development Plan, Land Division creating an additional Title is a non-complying form of development.

The applicants' proposal is to divide Lot 2 Island View Drive, Clayton to create one additional allotment. The allotments proposed will be 1.0ha and 1.7ha in area and will each have a substantial frontage to Island View Drive.

.../cont.

**3.3 L Veska / CN & JL Crabtree – 455/D588/03 (Continued)**

The larger of the two allotments proposed will retain the dwelling currently under construction and the existing sheds and carport on the property. The smaller allotment will retain the existing boatshed and tractor shed complex.

**DAP95 Moved Cr M Beckett seconded D Commerford that the Development Assessment Panel proceed with an assessment of DA 455/D588/03 and seek a statement of support from the applicant and undertake public advertising of the division.**

**CARRIED**

Councillor Woolford, the Presiding Member, thanked Mr and Mrs Crabtree for their presence at the meeting at 12:14 p.m.

### 3.4 Australian Project Marketing Group P/L-455/C606/03

Councillor Woolford, the Presiding Member, welcomed Ms P Hautop and Mr M Coote at 12:15 p.m. who gave a brief overview of their proposal to the panel on the proposal. During the discussion they gave a verbal commitment to submit amended plans for a realignment of boundaries, with no additional allotments created.

#### SUMMARY TABLE

Date of Application	01.07.03 ( posted on EDALA 14.07.03)
Subject Land	Lot 3 Sections 1 & 2 Lake Rd Milang
Assessment No.	AA1682816828
Relevant Authority	Alexandrina Council
Planning Zone	Residential Zone ( Milang)
Nature of Development	Community Title Land Division
Type of Development	Non- Complying
Public Notice	Category 3
Date last inspected	09.07.03
Recommendation	Defer
Originating Officer	Georgia West

#### ESD IMPACT/BENEFIT

- Environmental      Creation of additional allotments in the Waterfront and Flood Zones will increase development pressures in these environmentally sensitive areas.
- Social                Sets up allotments for broad scale residential land division, stage one of which has been lodged.
- Economic            Benefit to existing owners due increase in land value and potential sale of the additional allotments.

The applicant seeks to divide the land along current zone boundaries, and create 2 additional allotments, one of which is sited within the Waterfront Zone, the other in the Flood Zone. The application is for a community title land division, which must include common land, and is most commonly used for unit developments.

.../cont.



3.4 **Australian Project Marketing Group P/L – 455/C606/03 (Continued)**

**DAP96** Moved Cr Beckett seconded Cr Potter that the Development Assessment Panel defer Development Application 455/C606/03 to await amended plans and further information including the whole concept of the proposal.

**CARRIED**

3.5 **Australian Project Marketing Group P/L - 455/C607/03**

**SUMMARY TABLE**

Date of Application	01.07.03 (not distributed by Development Assessment Commission as of the time of writing this report)
Subject Land	Australian Project Marketing Group P/L
Assessment No.	AA1682816828
Relevant Authority	Alexandrina Council
Planning Zone	Residential Zone ( Milang)
Nature of Development	Community Title land Division (creating 27 additional allotments)
Type of Development	Non- complying
Public Notice	Category 3
Date last inspected	09.07.03
Recommendation	Defer Decision
Originating Officer	Georgia West

**ESD IMPACT/BENEFIT**

- **Environmental** Increase stormwater and other household wastes may impact on adjacent Flood Zone and waterfront land as well as the subject land. New residential allotments will increase human activity along the nearby waterfront.
- **Social** Increase in allotments available in the Milang township will bring new people to the town and potentially more social diversity. Potential for holiday makers and second homes may contribute to a decrease in the proportion of permanent residents that make up the town. Proposal for large scale Community title with private roads creates the potential for a “gated community” with reduced social interaction with the existing township.

.../cont.

### 3.5 Australian Project Marketing Group P/L – 455/C607/03 (Continued)

- Economic Benefit to existing owners due to increase in land value and potential sale of the additional allotments.

The applicant seeks approval for stage one of a Community title land division creating residential allotments on land zoned Residential (Milang) on the outskirts of the township.

Stage one involves 25 residential allotments ranging in size from 720m<sup>2</sup> to 1443m<sup>2</sup>, and with frontages between 18m and approximately 35m wide. The smaller allotments front on to Lake Road, grading to larger allotments at the 'back' of the development furthest from the waterfront. The internal road way and a proposed pump station site are identified as common land under the Community title. The 3m wide strip of common land created in DA 455/8607/03 is not identified suggesting that it will not be linked to the proposed residential or remaining development allotments. Three larger allotments are created (the sizes are not provided) for future development – lots 100, 101 and 102.

As part of the overall development is it proposed:

- That an existing water pan at a low point on an adjacent allotment in the Flood Zone (proposed lot 4 in DA 455/8006/03) will be 'landscaped' and will hold stormwater overflow from the residential subdivision,
- All land zoned residential will be developed for residential purposes,
- 'Rural activities' will occur on the northern portion of the subject land.
- The allotments will be connected to the STEDS system.

**DAP97 Moved D Commerford seconded Cr Potter that the Development Assessment Panel defer a decision on whether to proceed with an assessment of DA 455/C607/03 until the merits of the proposal are more clearly demonstrated.**

**CARRIED**

Councillor Woolford, the Presiding Member, thanked Ms P Hautop and Mr M Coote at 12:50 p.m. for the overview of their proposal.

**ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3****4.1 Optus Mobile Pty Ltd - 455/690/03****SUMMARY TABLE**

Date of Application	02.06.03
Subject Land	49-51 Gardiner St GOOLWA
Assessment No.	
Relevant Authority	Alexandrina Council
Planning Zone	Industrial
Nature of Development	40m Monopole and Associated Telecommunication Facilities
Type of Development	Consent for Merit
Public Notice	Category 3
Referrals	Nil
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	09.07.03
Recommendation	Grant Provisional Development Plan Consent
Originating Officer	Mikelis Dancis

**ESD IMPACT/BENEFIT**

- **Environmental**      The subject land is located within the Industrial Zone, where little or no vegetation exists. The main impact will be from within the locality of the site and visual amenity. An existing pole, erected by others is located on the same site. Public health and safety has been perceived to be an issue, but recent scientific evidence tendered in court cases indicate that there are no negative health effects that would constitute a risk.
  
- **Social**              Provision of better telecommunication service to the community for people using Optus products. Visually although located within an industrial area, its appearance on the landscape may not be socially acceptable to some sector of the community.
  
- **Economic**          Benefits accrue to the applicant who will be able to extend the network and provide a better service and reception in the catchment area and increase their customer base as a result of the upgrade.  
.../cont.

**4.1 Optus Mobile Pty Ltd - 455/690/03 (continued)**

The proposed telecommunication base station will consist of the following:

- New 40m high monopole
- Three 2.67m long panel antennas attached to the monopole at a height of 41.5m (to the centre line of the antenna)
- One , 600mmdia. Microwave antenna attached to the monopole at a height of 38m (to the centre line of the antenna)
- Prefabricated equipment shelter (3mx2.5m and 2.8m high) located at the centre of the monopole, finished in "Merino" colour
- A 2.8m high chainmesh security fence around the lease area (approx. 41.5sq m.)

**DAP90** It was agreed by consensus that the Development Assessment Panel grants Provisional Development Plan Consent to DA 455/690/03 by Optus Mobile Pty Ltd, to construct a Telecommunication Base Station at Lot 397 Hd Goolwa, Gardiner Street, Goolwa, subject to the following conditions:

1. The development shall be completed in accordance with the Development Application Report prepared by Connell Wagner, dated 30 May 2003 and documents submitted with and forming part of the Development Application.

**AGREED BY CONSENSUS**

**ITEM 5.      DEVELOPMENT APPLICATIONS - LAND DIVISION    COMMUNITY TITLE****5.1            C Rodgers - 455/C566/03**

Councillor Woolford, the Presiding Member, welcomed Mr K Pritchard at 12:55 p.m. who gave a brief overview of the proposal to the panel on the proposal.

**SUMMARY TABLE**

Date of Application	20 <sup>th</sup> May 2003
Subject Land	6 Coronation Road Strathalbyn
Assessment No.	12250
Relevant Authority	Alexandrina Council
Planning Zone	Residential ( Strathalbyn)
Nature of Development	Community Title creating 2 extra titles
Type of Development	Consent on Merit
Public Notice	Category 3
Referrals	N/A
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	26 <sup>th</sup> June 2003
Recommendation	Refusal
Originating Officer	J Nightingale

**ESD IMPACT/BENEFIT**

- Environmental      Small decrease in vegetation/open space, increase in stormwater, effluent and other wastes.
- Social              Thew density increase has a benefit for the elderly requiring accommodation near services, but is a detriment to those wishing to maintain a low density lifestyle common in country townships.
- Economic           Potential economic benefit to the community from increased consumption. Possible speculative increase in adjacent home values.

The application is for a community title land division, creating three allotments from one original allotment.

.../cont.

**5.1 C Rodgers – 455/C566/03 (Continued)**

The current allotment size is 2021.5 square metres. A cream brick dwelling is situated at the front of the allotment facing Coronation Road. This dwelling has a driveway on the Western boundary and trees on the Eastern boundary. The proposal is to run a 4.5m access down the Eastern boundary of the property to reach two additional proposed allotments in the rear yard of the current allotment. The front proposed allotment containing the dwelling would be 663 square metres, the centre allotment 561 square metres and the rear allotment 561 square metres. The driveway would comprise the common land.

**DAP98 Moved Cr Connor seconded Cr Beckett that the Development Assessment Panel approve Development Application 455/C566/03 for Community Title land division, creating two extra allotments at 6 Coronation Road, Strathalbyn subject to the driveway access being on the east side and fencing in consultation with Council Planning staff.**

**CARRIED**

Councillor Woolford, the Presiding Member, thanked Mr K Pritchard at 1:05 p.m. for his overview of the proposal.

5.2 **WF & AM Whyntie - 455/D560/03****SUMMARY TABLE**

Date of Application	13.05.03
Subject Land	Allotment 1 Dance St
Assessment No.	A3942
Relevant Authority	Alexandrina Council
Planning Zone	Rural Living (Port Elliot- Goolwa) (0.5) Zone
Nature of Development	Land Division – to create one extra allotment
Type of Development	Consent on Merit
Public Notice	Category 1
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	14.07.03
Recommendation	Refusal
Originating Officer	Mikelis Dancis

**ESD IMPACT/BENEFIT**

- Environmental      Creation of an additional allotment may intensify incremental development in the locality, adding to waste generation and change to the amenity and character of the area.No STEDS is provided in the area.
- Social                The “creation” of an additional allotment will provide an opportunity for its development for rural purposes while halving the size of the existing allotment and impacting on the present layout, use of the land and lifestyle in the locality.
- Economic            Benefit accrues to the owner/developer in creating an allotment for rural living purposes. Council may benefit from the additional development in the form of rates to provide services.

The subject land is located at the corner of Dance and Goode Streets, in Goolwa. The site is developed with a dwelling, shed and a number of other out buildings, enclosed by reasonably mature trees and shrubs around the perimeter to screen buildings from view of the streets and adjoining neighbour. The size of the existing allotment is 8 125 sq m.

.../cont.

**5.2 WF & AM Whyntie – 455/D560/03 (Continued)**

The proposal before Council seeks to create an additional allotment, L shaped , 4061 sq m in size, with 40m frontage onto Goode Street, by dividing of the existing dwelling and out buildings, located on proposed Lot 2 of same size.

**DAP94 It was agreed by consensus that the Development Assessment Panel defer Development Application 455/D560/03.**

**AGREED BY CONSENSUS**



### 5.3 L Veska / BG Talbot & ANR - 455/D114/02

Councillor Woolford, the Presiding Member, welcomed Mr B Battersby at 1:05 p.m. who gave a brief overview of the proposal to the panel on the proposal.

#### **SUMMARY TABLE**

Date of Application	12.12.02
Subject Land	1 Allender Place, Port Elliot
Assessment No.	
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Land Division Creating 1 Extra Lot
Type of Development	Consent on Merit
Public Notice	N/A
Referrals	N/A
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	02.01.02
Recommendation	Refusal
Originating Officer	Ben Green

#### **ESD IMPACT/BENEFIT**

- Environmental                      Slight increase in stormwater, effluent and other wastes due to an increase in residential density. Minimal vegetation clearance.
- Social                                      Increase in social diversity related to availability of a range of housing options.
- Economic                                Economic benefit to the applicant and Council through increase in rates. Also slight increase in housing density will generate increase in demand for goods and services in Port Elliot.

The subject land consists of an existing irregular shaped allotment at the end of a cul-de-sac with a total area of 1059m<sup>2</sup>. The application proposes to split the existing allotment roughly in half and create two allotments with areas of 520m<sup>2</sup> and 539m<sup>2</sup> and frontages of 7.09m and 8.32m.

.../cont.

5.3 L Veska / BG Talbot & ANR – 455/D114/02 (Continued)

DAP93 Moved D Commerford seconded Cr Connor that the Development Assessment Panel decides that Development Application 455/D114/02 to create one allotment at 1 (Lot 249) Allender Place, Pt Elliot be REFUSED on the grounds that the Land Division would conflict with the primary provisions of the Development Plan relating to land division and allotment size and would be detrimental to the character and amenity of the locality.

**CARRIED**

Councillor Woolford, the Presiding Member, thanked Mr Battersby at 1:15 p.m. for his overview of the proposal.

ITEM 6. DEVELOPMENT ASSESSMENT - BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW-UP

ITEM 8. GENERAL ITEMS FOR DISCUSSION

**ITEM 9.      NEXT MEETING**

**9.1           Special meeting of the Development Assessment Panel**

Moved D Commerford, seconded Cr Connor that in accordance with the 1999 Local Government Act, Section 90 subsection (2) and (3) (c) (g);

- (2) A Council or Council Committee may order that the public be excluded from attendance at so much of a meeting as is necessary to receive, discuss or consider in confidence any information or matter listed in subsection (3).
- (3) The following information and matters are listed for the purposes of subsection (2) :
  - (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business, or prejudice the commercial position of the council;
  - (g) matters that must be considered in confidence in order to ensure that the council does not breach any law, order or direction of a court of tribunal constituted by law, any duty of confidence, or other legal obligation or duty.

That the Planners and Personal Assistant remain in the chamber.

**CARRIED**

Moved D Commerford, seconded Cr Connor that Council move into camera at 1.17 pm.

**CARRIED**

Moved Cr D Commerford, seconded Cr Potter that Council move out of camera at 1.24 pm.

**CARRIED**

The next meeting of the Development Assessment Panel will be held on Monday 11<sup>th</sup> August 2003 commencing at 10:30 a.m. in the Middleton Pioneer Hall, Walker Place, Middleton.

**MEETING CLOSED AT 1.25 p.m.**

**MINUTES CONFIRMED** .....  
PRESIDING MEMBER

**DATED** .....